

# SJ 2020

## Scenario SJ 2020 (625,000 Jobs and 391,460 Dwelling Units; 1.1 J/ER)

Growth Above Existing: 255,550 Jobs & 82,110 DU

Existing 2008 Development = 369,450 Jobs & 309,350 DU

	% of Job Growth	% of DU Growth	Jobs Added	DU Added
<b>Downtown</b>	<b>19.0%</b>	<b>10.1%</b>	<b>48,500</b>	<b>8,330</b>
<b>Specific Plan Areas</b>	<b>3.0%</b>	<b>23.7%</b>	<b>7,600</b>	<b>19,420</b>
Berryessa Planned Community	0.0%	0.1%	-	50
Communications Hill Specific Plan	0.0%	4.7%	-	3,830
Jackson-Taylor Residential Strategy	0.0%	1.4%	-	1,190
Martha Gardens Specific Plan	0.0%	2.1%	-	1,760
Midtown Specific Plan	0.0%	1.6%	100	1,300
Rincon South Specific Plan	1.2%	12.5%	3,000	10,290
Tamien Station Area Specific Plan	0.0%	1.2%	-	960
Alviso Master Plan	1.8%	0.0%	4,500	-
Evergreen Specific Plan	0.0%	0.0%	-	40
<b>Employment Land Areas</b>	<b>69.8%</b>	<b>26.0%</b>	<b>178,500</b>	<b>21,330</b>
Monterey Business Corridor	0.2%	0.0%	500	-
Edenvale (excluding Hitachi)	10.6%	0.0%	27,000	-
North Coyote Valley	19.6%	0.0%	50,000	-
Evergreen Campus Industrial Area	4.5%	0.0%	11,500	-
North San Jose (excluding Rincon South)	33.3%	26.0%	85,000	21,330
Berryessa / International Business Park	1.2%	0.0%	3,000	-
Mabury	0.2%	0.0%	500	-
East Gish	0.2%	0.0%	500	-
Senter Road	0.2%	0.0%	500	-
<b>Transit-Oriented Villages</b>	<b>0.6%</b>	<b>2.0%</b>	<b>1,600</b>	<b>1,650</b>
BART/Caltrain Villages	0.6%	2.0%	1,600	1,650
Light Rail Villages (Existing LRT)	0.0%	0.0%	-	-
Light Rail Corridors (Existing LRT)	0.0%	0.0%	-	-
Light Rail Villages (Planned LRT)	0.0%	0.0%	-	-
Light Rail Corridors (Planned BRT/LRT)	0.0%	0.0%	-	-
<b>Commercial Center Villages &amp; Corridors</b>	<b>1.2%</b>	<b>0.0%</b>	<b>3,000</b>	<b>-</b>
<b>Neighborhood Villages</b>	<b>0.3%</b>	<b>0.0%</b>	<b>830</b>	<b>-</b>
<b>Other Identified Growth Areas</b>	<b>6.1%</b>	<b>38.2%</b>	<b>15,520</b>	<b>31,380</b>
Vacant Lands	4.6%	6.6%	11,820	5,420
Entitled & Not Built	0.0%	18.5%	-	15,160
Coyote Valley Urban Reserve	1.4%	12.2%	3,700	10,000
South Almaden Valley Urban Reserve	0.0%	1.0%	-	800

## Scenario K (708,980 Jobs and 468,320 Dwelling Units; 1.0 J/ER)

*Growth Above Existing: 339,530 Jobs & 158,970 DU*

*Existing 2008 Development = 369,450 Jobs & 309,350 DU*

The following chart identifies the amount and proportional share of job and housing growth for Scenario K in each of the identified growth areas.

	% of Job Growth	% of DU Growth	Jobs Added	DU Added
<b>Downtown</b>	<b>14.3%</b>	<b>6.2%</b>	<b>48,500</b>	<b>9,830</b>
<b>Specific Plan Areas</b>	<b>7.8%</b>	<b>12.6%</b>	<b>26,640</b>	<b>19,960</b>
Berryessa Planned Community	0.0%	0.0%	-	50
Communications Hill Specific Plan	0.4%	2.4%	1,500	3,830
Jackson-Taylor Residential Strategy	0.0%	0.7%	-	1,190
Martha Gardens Specific Plan	0.0%	1.1%	-	1,760
Midtown Specific Plan	0.3%	1.0%	850	1,600
Rincon South Specific Plan	0.9%	6.5%	3,000	10,290
Tamien Station Area Specific Plan	0.0%	0.8%	20	1,200
Alviso Master Plan	6.3%	0.0%	21,270	-
Evergreen Specific Plan	0.0%	0.0%	-	40
<b>Employment Land Areas</b>	<b>54.4%</b>	<b>13.4%</b>	<b>184,770</b>	<b>21,350</b>
Monterey Business Corridor	0.3%	0.0%	1,000	-
Edenvale (excluding Hitachi)	9.0%	0.0%	30,570	-
North Coyote Valley	14.7%	0.0%	50,000	-
Evergreen Campus Industrial Area	3.4%	0.0%	11,500	-
North San Jose (excluding Rincon South)	25.0%	13.4%	85,000	21,350
Berryessa / International Business Park	1.1%	0.0%	3,700	-
Mabury	0.3%	0.0%	1,000	-
East Gish	0.3%	0.0%	1,000	-
Senter Road	0.3%	0.0%	1,000	-
<b>Transit-Oriented Villages</b>	<b>11.5%</b>	<b>25.1%</b>	<b>39,040</b>	<b>39,870</b>
BART/Caltrain Villages	4.3%	3.3%	14,660	5,270
Light Rail Villages (Existing LRT)	3.0%	11.6%	10,340	18,390
Light Rail Corridors (Existing LRT)	1.3%	3.8%	4,400	6,030
Light Rail Villages (Planned LRT)	1.0%	2.5%	3,540	4,010
Light Rail Corridors (Planned BRT/LRT)	1.8%	3.9%	6,100	6,170
<b>Commercial Center Villages &amp; Corridors</b>	<b>3.6%</b>	<b>18.5%</b>	<b>12,280</b>	<b>29,330</b>
<b>Neighborhood Villages</b>	<b>4.9%</b>	<b>11.4%</b>	<b>16,480</b>	<b>18,050</b>
<b>Other Identified Growth Areas</b>	<b>3.5%</b>	<b>12.9%</b>	<b>11,820</b>	<b>20,580</b>
Vacant Lands	3.5%	3.4%	11,820	5,420
Entitled & Not Built	0.0%	9.5%	-	15,160
Coyote Valley Urban Reserve	0.0%	0.0%	-	-
South Almaden Valley Urban Reserve	0.0%	0.0%	-	-



## Scenario E (730,000 Jobs and 445,000 Dwelling Units; 1.1 J/ER)

*Growth Above Existing: 360,550 Jobs & 135,650 DU*

*Existing 2008 Development = 369,450 Jobs & 309,350 DU*

The following chart identifies the amount and proportional share of job and housing growth for Scenario E in each of the identified growth areas.

	% of Job Growth	% of DU Growth	Jobs Added	DU Added
<b>Downtown</b>	<b>13.5%</b>	<b>6.7%</b>	<b>48,500</b>	<b>9,080</b>
<b>Specific Plan Areas</b>	<b>7.4%</b>	<b>14.7%</b>	<b>26,640</b>	<b>19,960</b>
Berryessa Planned Community	0.0%	0.0%	-	50
Communications Hill Specific Plan	0.4%	2.8%	1,500	3,830
Jackson-Taylor Residential Strategy	0.0%	0.9%	-	1,190
Martha Gardens Specific Plan	0.0%	1.3%	-	1,760
Midtown Specific Plan	0.2%	1.2%	850	1,600
Rincon South Specific Plan	0.8%	7.6%	3,000	10,290
Tamien Station Area Specific Plan	0.0%	0.9%	20	1,200
Alviso Master Plan	5.9%	0.0%	21,270	-
Evergreen Specific Plan	0.0%	0.0%	-	40
<b>Employment Land Areas</b>	<b>55.0%</b>	<b>15.7%</b>	<b>198,230</b>	<b>21,350</b>
Monterey Business Corridor	0.3%	0.0%	1,000	-
Edenvale (excluding Hitachi)	10.5%	0.0%	38,030	-
North Coyote Valley	13.9%	0.0%	50,000	-
Evergreen Campus Industrial Area	3.2%	0.0%	11,500	-
North San Jose (excluding Rincon South)	23.6%	15.7%	85,000	21,350
Berryessa / International Business Park	2.7%	0.0%	9,700	-
Mabury	0.3%	0.0%	1,000	-
East Gish	0.3%	0.0%	1,000	-
Senter Road	0.3%	0.0%	1,000	-
<b>Transit-Oriented Villages</b>	<b>14.0%</b>	<b>29.0%</b>	<b>50,410</b>	<b>39,350</b>
BART/Caltrain Villages	5.5%	2.4%	19,950	3,200
Light Rail Villages (Existing LRT)	4.4%	14.7%	15,780	19,940
Light Rail Corridors (Existing LRT)	1.6%	4.4%	5,800	6,030
Light Rail Villages (Planned LRT)	0.8%	3.0%	2,890	4,010
Light Rail Corridors (Planned BRT/LRT)	1.7%	4.5%	5,990	6,170
<b>Commercial Center Villages &amp; Corridors</b>	<b>5.4%</b>	<b>14.2%</b>	<b>19,530</b>	<b>19,330</b>
<b>Neighborhood Villages</b>	<b>1.5%</b>	<b>4.4%</b>	<b>5,420</b>	<b>6,000</b>
<b>Other Identified Growth Areas</b>	<b>3.3%</b>	<b>15.2%</b>	<b>11,820</b>	<b>20,580</b>
Vacant Lands	3.3%	4.0%	11,820	5,420
Entitled & Not Built	0.0%	11.2%	-	15,160
Coyote Valley Urban Reserve	0.0%	0.0%	-	-
South Almaden Valley Urban Reserve	0.0%	0.0%	-	-

## Scenario C (716,000 Jobs and 398,000 Dwelling Units; 1.2 J/ER)

*Growth Above Existing: 346,550 Jobs & 88,650 DU*

*Existing 2008 Development = 369,450 Jobs & 309,350 DU*

The following chart identifies the amount and proportional share of job and housing growth for Scenario C in each of the identified growth areas.

	% of Job Growth	% of DU Growth	Jobs Added	DU Added
<b>Downtown</b>	<b>14.0%</b>	<b>9.4%</b>	<b>48,500</b>	<b>8,330</b>
<b>Specific Plan Areas</b>	<b>7.7%</b>	<b>22.2%</b>	<b>26,640</b>	<b>19,670</b>
Berryessa Planned Community	0.0%	0.1%	-	50
Communications Hill Specific Plan	0.4%	4.3%	1,500	3,830
Jackson-Taylor Residential Strategy	0.0%	1.3%	-	1,190
Martha Gardens Specific Plan	0.0%	2.0%	-	1,760
Midtown Specific Plan	0.2%	1.7%	850	1,550
Rincon South Specific Plan	0.9%	11.6%	3,000	10,290
Tamien Station Area Specific Plan	0.0%	1.1%	20	960
Alviso Master Plan	6.1%	0.0%	21,270	-
Evergreen Specific Plan	0.0%	0.0%	-	40
<b>Employment Land Areas</b>	<b>57.2%</b>	<b>24.1%</b>	<b>198,230</b>	<b>21,350</b>
Monterey Business Corridor	0.3%	0.0%	1,000	-
Edenvale (excluding Hitachi)	11.0%	0.0%	38,030	-
North Coyote Valley	14.4%	0.0%	50,000	-
Evergreen Campus Industrial Area	3.3%	0.0%	11,500	-
North San Jose (excluding Rincon South)	24.5%	24.1%	85,000	21,350
Berryessa / International Business Park	2.8%	0.0%	9,700	-
Mabury	0.3%	0.0%	1,000	-
East Gish	0.3%	0.0%	1,000	-
Senter Road	0.3%	0.0%	1,000	-
<b>Transit-Oriented Villages</b>	<b>13.6%</b>	<b>18.2%</b>	<b>47,150</b>	<b>16,120</b>
BART/Caltrain Villages	5.8%	3.6%	19,950	3,200
Light Rail Villages (Existing LRT)	4.3%	6.3%	14,890	5,610
Light Rail Corridors (Existing LRT)	1.5%	3.9%	5,075	3,430
Light Rail Villages (Planned LRT)	0.6%	1.3%	2,245	1,130
Light Rail Corridors (Planned BRT/LRT)	1.4%	3.1%	4,990	2,750
<b>Commercial Center Villages &amp; Corridors</b>	<b>4.1%</b>	<b>2.9%</b>	<b>14,210</b>	<b>2,600</b>
<b>Neighborhood Villages</b>	<b>0.0%</b>	<b>0.0%</b>	<b>-</b>	<b>-</b>
<b>Other Identified Growth Areas</b>	<b>3.4%</b>	<b>23.2%</b>	<b>11,820</b>	<b>20,580</b>
Vacant Lands	3.4%	6.1%	11,820	5,420
Entitled & Not Built	0.0%	17.1%	-	15,160
Coyote Valley Urban Reserve	0.0%	0.0%	-	-
South Almaden Valley Urban Reserve	0.0%	0.0%	-	-



## Scenario J (895,500 Jobs and 398,000 Dwelling Units; 1.5 J/ER)

*Growth Above Existing: 526,050 Jobs & 88,650 DU*

*Existing 2008 Development = 369,450 Jobs & 309,350 DU*

The following chart identifies the amount and proportional share of job and housing growth for Scenario J in each of the identified growth areas.

	% of Job Growth	% of DU Growth	Jobs Added	DU Added
<b>Downtown</b>	<b>10.0%</b>	<b>9.4%</b>	<b>52,550</b>	<b>8,330</b>
<b>Specific Plan Areas</b>	<b>4.4%</b>	<b>22.2%</b>	<b>23,170</b>	<b>19,670</b>
Berryessa Planned Community	0.0%	0.1%	-	50
Communications Hill Specific Plan	0.3%	4.3%	1,500	3,830
Jackson-Taylor Residential Strategy	0.2%	1.3%	800	1,190
Martha Gardens Specific Plan	0.0%	2.0%	-	1,760
Midtown Specific Plan	0.2%	1.7%	850	1,550
Rincon South Specific Plan	0.6%	11.6%	3,000	10,290
Tamien Station Area Specific Plan	0.0%	1.1%	20	960
Alviso Master Plan	3.2%	0.0%	17,000	-
Evergreen Specific Plan	0.0%	0.0%	-	40
<b>Employment Land Areas</b>	<b>41.8%</b>	<b>24.1%</b>	<b>220,000</b>	<b>21,350</b>
Monterey Business Corridor	0.2%	0.0%	1,000	-
Edenvale (excluding Hitachi)	8.9%	0.0%	47,000	-
North Coyote Valley	9.5%	0.0%	50,000	-
Evergreen Campus Industrial Area	2.3%	0.0%	12,000	-
North San Jose (excluding Rincon South)	18.4%	24.1%	97,000	21,350
Berryessa / International Business Park	1.3%	0.0%	7,000	-
Mabury	0.4%	0.0%	2,000	-
East Gish	0.4%	0.0%	2,000	-
Senter Road	0.4%	0.0%	2,000	-
<b>Transit-Oriented Villages</b>	<b>23.4%</b>	<b>17.3%</b>	<b>123,280</b>	<b>15,370</b>
BART/Caltrain Villages	8.3%	3.3%	43,500	2,950
Light Rail Villages (Existing LRT)	7.9%	9.4%	41,500	8,370
Light Rail Corridors (Existing LRT)	2.1%	3.2%	11,000	2,800
Light Rail Villages (Planned LRT)	1.5%	1.4%	8,010	1,250
Light Rail Corridors (Planned BRT/LRT)	3.7%	0.0%	19,270	-
<b>Commercial Center Villages &amp; Corridors</b>	<b>12.6%</b>	<b>3.8%</b>	<b>66,500</b>	<b>3,350</b>
<b>Neighborhood Villages</b>	<b>5.5%</b>	<b>0.0%</b>	<b>28,730</b>	<b>-</b>
<b>Other Identified Growth Areas</b>	<b>2.2%</b>	<b>23.2%</b>	<b>11,820</b>	<b>20,580</b>
Vacant Lands	2.2%	6.1%	11,820	5,420
Entitled & Not Built	0.0%	17.1%	-	15,160
Coyote Valley Urban Reserve	0.0%	0.0%	-	-
South Almaden Valley Urban Reserve	0.0%	0.0%	-	-